

PROPERTY OWNERS ASSOCIATION 3<sup>RD</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**BENTWOOD PROPERTY OWNERS' ASSOCIATION, INC.**

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

*Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"*

State of Texas                   §

County of Bell                 §

1.     Name of Subdivision:                 Bentwood
2.     Subdivision Location:               Bell County
3.     Name of Homeowners Association: Bentwood Property Owners' Association, Inc.
4.     Recording Data for Association:     Dedication of Bentwood Subdivision, Phase I recorded in Volume 4838, Page 749, Dedication of Bentwood Subdivision, Phase II recorded in Volume 5130, Page 96, Dedication of Bentwood, Phase III recorded in Volume 5481, Page 74, Dedication of Bentwood Subdivision, Phase IV recorded in Volume 5799, Page 303, of the plat records of Bell County, Texas.
5.     Recording Data for Declaration:     Restrictive Covenants of Bentwood Subdivision, Phase I, recorded in Volume 4838, page 749 of the Official Public Records of Bell County, TX; Restrictive Covenants of Bentwood Subdivision Phase II, recorded in Volume 5130, page 96, of the Official Public Records of Bell County, TX; Restrictive Covenants of Bentwood Subdivision, Phase III, recorded in Volume 5481, page 74 of the Official Records of Bell County, TX; Restrictive Covenants of Bentwood Subdivision Phase I, recorded in Volume 4838, page 749 of the Official Public Records of Bell County, TX; Second Amendment Bentwood Subdivision Replat Phase I, recorded in Volume 5656, Page 998, recorded in the Official Public Records of Bell County, TX; Third Amendment Bentwood Subdivision Replat Phase I recorded in Document #00044012 in the Official Public Records of Bell County, TX.
6.     Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:

The below Bentwood Property Owners' Association, Inc. resolutions, policies, and guidelines are filed under Document No. 2018-23654: Billing Policy and Payment Plan Guidelines, Violation Enforcement Resolution

Bentwood Property Owners' Association, Inc. Violation Enforcement Resolution are filed under Document No. 2019-24959

7.     Mailing Address and Contact Information for the Association and the Managing Agent:  
        Spectrum Association Management  
        17319 San Pedro Ave, #318  
        San Antonio, TX 78232  
        contact@spectrumam.com  
        210-494-0659  
        [www.spectrumam.com/homeowners](http://www.spectrumam.com/homeowners)

## 8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Membership Assessment - \$200.00
- Resale Package = \$375.00
  - Rush for Resale Package:
    - 1 business day = \$120.00 / 3 business days = \$95.00
  - Add a Rush to an existing order = \$75.00 + Cost of a Rush
  - Update for Resale Package:
    - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
  - Rush for Statement of Account only:
    - 1 business day = \$110.00 / 3 business day = \$85.00
  - Update for Statement of Account only:
- 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 29<sup>th</sup> day of October, 2021.

Bentwood Property Owners' Association, Inc.

By: Shelby Welch  
Shelby Welch (of Spectrum Association Management), Managing Agent

State of Texas §

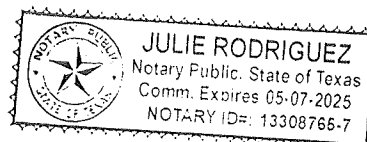
County of Bexar §

This instrument was acknowledged and signed before me on 29  
October, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Bentwood Property Owners' Association, Inc., on behalf of said association.

[Signature]  
Notary Public, State of Texas

After Recording, Return To:  
Spectrum Association Management  
Attn: Transitions  
17319 San Pedro Ave., Ste. #318  
San Antonio, TX 78232





**Bell County  
Shelley Coston  
County Clerk  
Belton, Texas 76513**

**Instrument Number: 2021072980**

As

**CERTIFICATE**

**Recorded On:** November 04, 2021

**Parties:** BENTWOOD PROPERTY OWNERS ASSOCIATION INC

**To** BENTWOOD

**Comment:**

**Billable Pages: 2**

**Number of Pages: 3**

( Parties listed above are for Clerks' reference only )

**\*\* Examined and Charged as Follows \*\***

CLERKS RMF:	\$5.00
COURT HOUSE SECURITY:	\$1.00
RECORDING:	\$9.00
<b>Total Fees:</b>	<b>\$15.00</b>

**\*\*\*\*\* DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

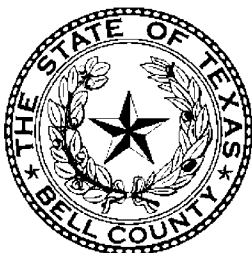
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information**

Instrument Number: 2021072980  
Receipt Number: 238538  
Recorded Date/Time: 11/04/2021 1:59:31 PM  
User / Station: mulholmr - BCCCD0640

**Record and Return To:**

Spectrum Association Management  
17319 SAN PEDRO AVE  
SAN ANTONIO, TX 78232-1443



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas

Shelley Coston  
Bell County Clerk